



## 1 bed apartment to buy in S3

6 Cutlery Works , 33 Lambert Street,  
Sheffield, South Yorkshire, S3 7BG

**£66,500** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom Apartment
- ✓ Tenant In-Situ Paying £750pcm
- ✓ Excellent City Centre Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Stylish One-Bedroom Apartment in Cutlery Works.

Located within the sought-after Cutlery Works development, this impressive one-bedroom apartment forms part of a stunning factory conversion, combining Sheffield's industrial heritage with modern city living.

The property offers a bright open-plan living space with a fully fitted contemporary kitchen, a generous double bedroom, and high-quality finishes throughout.

Ideally positioned just minutes from Tesco Express, tram and bus links, and within easy reach of Sheffield City Centre and Fargate, this apartment is perfect for investors and is currently tenanted achieving £750pcm. The property is also available with vacant possession from the 26th of June 2026 for residential buyers

The photos provided are from pre-tenancy.

We are advised the apartment is 44sq ft with an EPC rating C.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,287.00

Price: Starting Bid £66,500

Property Type: Apartment

Parking: None

Year built: 2007

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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